

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 3529 Carlyle Dr (Addendum)
Charlotte, NC 28208

Owner: Yvonne Lindsay
Owner Phone: Home: (704) 392-5495
Program(s): Tested- NO LEAD
Safe Home FY 2018

Structure Type: Single Unit
Square Feet: 990
Year Built: 1955
Property Value: 68700
Tax Parcel: 06109505
Census Tract:
Property Zone: Council District 3

Repair Category: 00.0 General Requirements

Description

Floor Room Exterior

Permits Required

GENERAL REQUIREMENTS ~~Interior~~ **Exterior**

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Dumpster

GENERAL REQUIREMENTS ~~Interior~~ **Exterior**

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Portable Toilet

GENERAL REQUIREMENTS ~~Interior~~ **Exterior**

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Repair Category: 02.0 Site Improvements

Description

Floor

Room

Exterior

Exterminate Termites

GENERAL REQUIREMENTS

Exterior

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Repair Category: 06.0 Roof, Chimney, Gutters & Downspouts

Description

Floor

Room

Exterior

Tear Off & Reroof Shingles (Health Homes)

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories. (13.3)



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Repair Category: 08.0 Doors & Windows

Description

Floor

Room

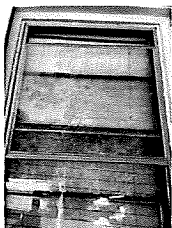
Exterior

Vinyl Window

EXTERIOR

Exterior

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. (17)



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Prehung Metal Door Entrance - KITCHEN DOOR

Remove existing door, frame and threshold. Install new Energy Star rated pre-hung exterior door. Insulate cavity. Install mortised dead bolt and lever handled door hardware keyed alike. Install wide peep sight. New casing and shoe molding will match existing. Apply primer and topcoat. this installation to include repairing any damaged header, door framing, to include wall framing, sub-floor, floor joists and sill.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Repair Category: 09.0 HVAC

Description

Floor Room Exterior

Replace Duct Work with Tape Repairs

GENERAL REQUIREMENTS Exterior

Replace all ductwork which has been taped / repaired.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Fan/Light Fixture- Energy Star- - Bathroom

BATHROOM- MASTER

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Range Hood Exterior Vented - KITCHEN

Install an exterior ducted enameled range hood with integral controls and light capable of 100 cfm at 70 sones. Attach hood to cabinet with screws. Include metal vent and roof or wall cap/damper assembly, using #14 copper Romex. Owner's choice of color.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Register Cover Install - Master Bath

Install/replace appropriately sized baseboard return air diffuser with latch-controlled single damper.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Repair Category: 10.0 Electrical

Description

Floor

Room

Exterior

Smoke Detector Hard Wired

GENERAL REQUIREMENTS Exterior

Install in 2 bedroom and middle-rear den.

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS Exterior

Install a hard wired combination carbon monoxide and smoke detector with battery back up. (35.09)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Light Fixture Replace

BATHROOM- MASTER

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, CFL or LED light fixture with shade and lamps.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

GFCI Receptacle 20 AMP

BATHROOM- MASTER

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Replace - Switch Plate & Switch

BATHROOM- MASTER

Install a single pole switch and cover plate.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

GFCI Receptacle 20 AMP

KITCHEN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.



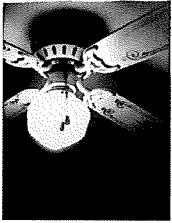
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Ceiling Fan with Light Kit

KITCHEN

Install a 52" 3 speed flush mounted ceiling fan with a minimum two bulb UL approved, CFL or LED light fixture with shade and lamps. Include ceiling fan mounting box. (35.10)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Repair Category: 11.0 Plumbing & Fixtures

Description

Floor

Room

Exterior

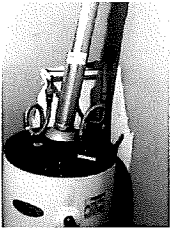
Water heater 40 Gallon Gas

GENERAL REQUIREMENTS

Remove existing water heater and all obsolete or deteriorated flue piping and gas line and dispose of properly.

Install an insulated 40 gallon, glass lined, high recovery gas water heater with a 10 year warranty and an Energy Factor of .61 or greater.

Installation includes PRV valve and extension, drain pan with drain to the exterior, expansion tank, and new gas line and flue piping through the roof as necessary to meet the requirements of the Construction Specifications and all relevant NC Codes.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

17" Height Commode Replace

BATHROOM- MASTER

Install a 17" height, 2 piece, close coupled, white, vitreous china commode with a maximum water usage per flush of 1.6 gallons. Include plastic or pressed wood white seat, supply pipe, shut-off valve, flap valve and wax seal.



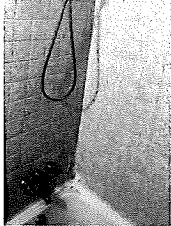
$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Bathtub and Shower Surround 5' Fiberglass

BATHROOM- MASTER

Install a 5', white Swan or equivalent 3 piece, fiberglass shower surround. Caulking all seams and penetrations. Include new single handled tub/ shower diverter valve and drain.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Double Bowl Sink Complete

KITCHEN

Install a 18 gauge 33" x 22" x 9" double bowl, stainless steel, self rimming kitchen sink including a single handle metal body faucet, rated at 2.0 GPM or less, with a 15 year drip- free warranty, P-trap, supply lines, full port ball type shut-off valves & escutcheon plates on all supply & drain lines. No copper compression fittings.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Waste-Line Snake

GENERAL REQUIREMENTS Exterior

Power snake 3 baths & kitchen drains to clear lines for fixtures to main street sewer

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Repair Category: 12.0 Floor

Description

Floor

Room

Exterior

Floor System Repair

BATHROOM- MASTER

Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$$

Work Specification

Resilient Flooring

BATHROOM- MASTER

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Floor System Repair

KITCHEN

Remove all fixtures not built in. Dispose of decayed floor assembly only . Install 2"x 10" joists hung 16" on center, 3/4" subfloor where required. Include replacing all deteriorated band joists and insulating kitchen floor to code.

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Resilient Flooring

KITCHEN

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Repair Category: 13.0 Interior Wall & Trim

Description

Floor

Room

Exterior

Prep & Paint Room Semi Gloss

BATHROOM- MASTER

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Wall Finish Repair

KITCHEN

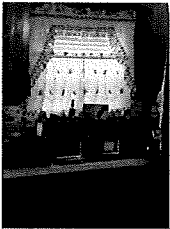
Repair wall finish. Patch drywall or plaster holes in wall greater than one inch. All others use an adhesive mesh and mud over the mesh with the appropriate material. Wet sand smooth. (Also 26.0 - Plaster)

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Prep & Paint Room Semi Gloss

KITCHEN / DINNING ROOM

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included. (33.27)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Wallpaper Removal -Kitchen / Dinning Room / Mast.Bath

KITCHEN

Remove existing wallpaper to a clean wall surface ready for primer and paint. Include a thin skim coating of lightweight joint compound sanded and smoothed if needed.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Drywall Entire Room - Master Bathroom

Remove all gypsum, paneling, lathe and plaster or miscellaneous wall coverings to expose framing. Add insulation as required by code. Glue, nail and screw new drywall. Apply tape and 3 coats of joint compound to achieve a professional finish. Wet sand ready for paint. (Also 26.0 - Plaster)

$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Repair Category: 15.0 Insulation

Description

Floor

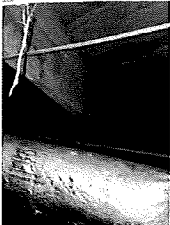
Room

Exterior

Insulate Floor R-19

FOUNDATION/CRAWL SPACE

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place. (24.3)



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Repair Category: 16.0 Cabinets, Accessories & Appliances

Description

Floor

Room

Exterior

Vanity/ Counter Top/ Sink/ Mirror Replace Complete

BATHROOM- MASTER

Install new vanity cabinet complete with counter top of laminate with vitreous china sink or marble-lite top with preformed sink. Include single handled metal faucet with drain and pop-up , P- trap, supply lines, full port ball type shut-off valves & escutcheon plates.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Grab Bars

BATHROOM- MASTER

Install 1 1/2" diameter S/S Grab Bars on 3 walls at height of 36" (include wood blocking in wall. Each bar must hold 300 pounds). Owners choice of locations. (38.1)

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Accessory Set - 3 Piece Chrome

BATHROOM- MASTER

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.

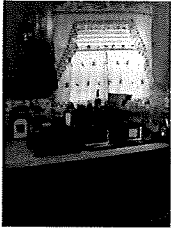
Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Cabinets Wall

KITCHEN

Replace wall cabinets. Cabinets are to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

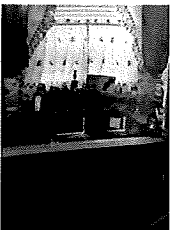


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Cabinets Base

KITCHEN

Replace base cabinets. Cabinets to be constructed of solid maple and plywood. No particle board allowed. See contractor's manual guidelines & specifications for full requirements.

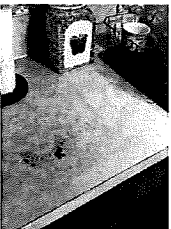


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Counter Tops Replace

KITCHEN

Screw to base cabinet a square edged plastic laminate counter top. Provide end-caps and cutout for sink. Caulk counter top to adjoining walls with low VOC caulking to match wall color. Owner's choice of in-stock color and texture. (32.10)



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Repair Category: 17.0 Stairs & Steps

Description

Floor

Room

Exterior

Exterior Handrails (Decayed Wood)

STAIRS & STEPS

Remove any decayed wood, replace, paint two coats matching low VOC paint.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____